

Project Narrative

Summit Homes of Washington, LLC

**Jazz Run
Preliminary Subdivision**

Prepared by



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1. Project Overview

Jazz Run (Project) preliminary subdivision, as shown on **Figure 1.1 – Site Location**, is a proposed 19-lot single family residential subdivision on three parcels (6.82 acres total area) located on the south side of SE 48th Street at approximately 23023 SE 48th Street, in the city of Issaquah (City).

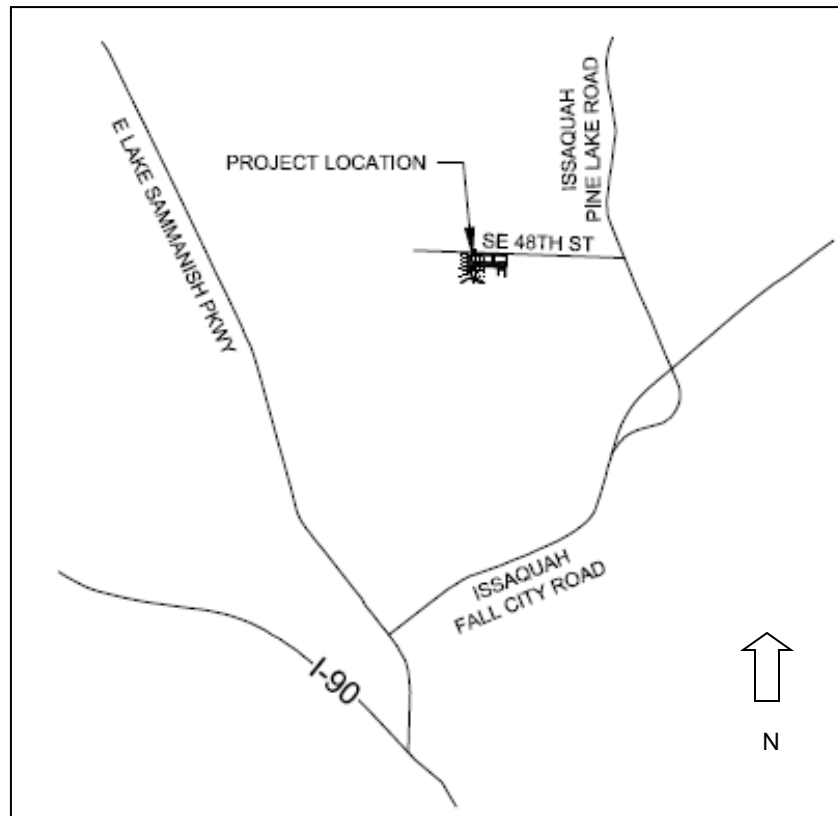


Figure 1.1 – Site Location

The parcels (APN 222406-9098, -9126, and -9048) are currently developed with single-family residences. Approximately 2.3 acres of parcel -9098 has been designated as wetland and wetland buffer. Approximately 0.60 acres of parcel -9126 will be split off and separated from the project using the City's Lot Line Adjustment process. (However, flow control and water quality treatment mitigation will be provided by the Jazz Run project for the Teunissen Remainder parcel, which is expected to be short platted into three lots in the near future.) The proposed subdivision will add 19 single-family residential lots, approximately 355 feet of new roadway within the plat interior (along with curb, gutter, and sidewalk), widen SE 48th Street by 6 feet, and add curb gutter and sidewalk in SE 48th Street along the project frontage.

Utilities will be installed to serve the new improvements, including sanitary sewer, water mains, power, gas, and communications. Storm drainage collection, treatment, and flow control systems will also be constructed to serve new impervious areas.

Runoff from the project discharges to two separate regional basins. Runoff from the western portion of the site flows to the Lower Issaquah Creek basin to the west, eventually reaching Issaquah Creek in the vicinity of East Lake Sammamish Parkway. Runoff from the east portion of the site flows to the east into the Laughing Jacobs Creek basin and eventually reaches Lake Sammamish. Runoff to both regional basins requires additional water quality treatment phosphorus removal.

The Project will result in 2.31 acres of new and replaced impervious surfacing. The proposed project is more than 5,000 square feet (sf) of new and replaced impervious surface. Therefore, this project will follow "Level 2" (Conservation) flow control assuming a *historic pre-developed condition except for existing impervious surface pre-developed condition*. However, a high-flow conveyance system (the ELS) has recently been constructed to the west of the site. That system conveys high level flows from the plateau to the valley floor to reduce erosion in the natural conveyance channel that otherwise could have occurred due to redevelopment in the area. Developments that are able to connect to the ELS can reduce the size of their detention system by modeling the existing conditions with the current land cover.

Both west and east portions of the site discharge directly and indirectly to existing wetlands. The west portion drains to a large wetland within the boundary of the project. The east portion discharges to a roadside ditch along the edge of a wetland. That ditch is ponded with water during the winter.

This report is being prepared for submittal to the City for the project preliminary plat application and SEPA review and is based on the preliminary plat layout and engineering as of December 2014. Flow control and water quality calculations have been prepared using WWHM 2012 software program, which utilizes the HSPF method for runoff determination.

A Notice of Intent will be required to be sent to WSDOE prior to construction to obtain coverage under the State's General Permit for construction site storm water discharges because more than 1 acre of earth will be disturbed.

2. Subdivision Lot Layout

Jazz Run will create 19 new single-family lots within the City's SF-SL zone. Minimum lot size, per City code, is 6,000 sf. The proposed lot areas range from about 4,990 to 6,550 sf with almost all the lots being less than 6,000 sf. Having less than the minimum lot area meets City code because the sensitive area (wetlands) that is not developable is directly creditable toward reduction of lot areas. A calculation demonstrating compliance with this criteria is included on Drawing C-200 of the preliminary plat application documents.

There is no minimum lot width or depth requirement from the City's code. However, the developer has specific floor plan models for this development that are suited to the current market demands. Those floor plans will dictate minimum lot width, and the current layout of the lots takes that information from the developer into account.

Driveways are anticipated to be 20 feet wide and 20 feet deep.

Front and rear setbacks, per City code, are 10 feet and 20 feet, respectively (except garages will be set back 20' to accommodate on-site parking). The current lot layout assumes side yard setbacks of 6 feet (per City code). However, pending preliminary plat review comments from the City, the developer may seek a reduction to 5 feet in order to meet other City code criteria (see Tree Preservation discussion below). Additional side yard width has been allocated to lots that have side yards parallel to public streets.

3. Road and Grading

Three new roads are proposed for Jazz Run. Road B will access the subdivision from the existing road in SE 48th Street. That new intersection will be between 239th Place SE to the west and 231st Street to the east. SE 48th Street is classified by the city of Sammamish as a Minor Local Road. Per city of Sammamish road standards (section PWS.15.160), required spacing on Minor Local Roads is 150 feet. The new intersection location meets that criteria.

Entering sight distance is shown on drawing EX-ESD in the application documents. Per city of Sammamish standards, entering sight distance for vehicles turning right out of the sight is met and exceeded. The sight distance available for vehicles turning right out of Jazz Run is about 260 feet. This meets the minimum stopping sight distance for this maneuver and is considered acceptable for this situation for several reasons: the intersection location as situated between the two existing streets is ideal and will result in fewer conflicts between the two streets for entering the roadway; almost all trips out of Jazz Run will be to the east (right turns out) which reduces the chances for conflicts for that maneuver; re-grading SE 48th Street to provide additional sight distance is not practical; SE 48th Street, approaching Road B intersection, slopes up at 8–10%, giving eastbound vehicles a faster deceleration and thus requiring less sight distance.

Road B, within the plat (a proposed public road) will have two 11-foot travel lanes and one 8-foot parking lane (~3 parking spaces) on the east side. Planters and sidewalk, both 5-foot wide, will be constructed on both sides. Right of way will be 53.0 feet wide. Curb returns at SE 48th Street will have radii of 30 feet per city of Sammamish requirements. Street trees will be placed at an average of every 30 feet within the planter strips. Twenty-foot-wide driveway curb cuts are proposed. Due to steepness of the existing terrain, Road B will need to be grade at or near to the maximum slope allowed by the City. Typically this is 12%.

Road A will be similar to Road B except the planter strips are proposed to be 8 feet wide (instead of the normal 5 feet) to accommodate bioretention (rain garden) cells for water quality treatment, and Road A will terminate in a 50-foot radius cul-de-sac. Right of way width for Road A will be 59.0 feet. The center island of the cul-de-sac will have a radius of 17 feet. Curb returns at the Road B intersection will have 30 feet radii. Curb openings will be used in the standard concrete curb and gutter to facilitate drainage entrance into the bioretention cells. The parking lane for Road A will be on the south side and should provide eight parking spaces. Road A, as shown in the preliminary design documents, will be relatively flat, sloping to the east at less than 2% grade.

Road C is a 20-foot-wide shared private access drive with curb, gutter, and sidewalk on the west side. The pavement will be sloped to the west side for collection in the gutter there. This road will serve lots 4 and 5 and will also provide access to the West Basin underground detention system, plat common open space, and the proposed wetland buffer passive recreation trail.

Improvements will be made to SE 48th Street, including widening to 18-foot half-street width along the property frontage (10' travel lane and 8' parking lane—provides ~25 parking spaces). Curb, gutter,

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landscape strip, and sidewalk will also be constructed along the south side. Dedication of right of way will not be necessary for the planned improvements.

4. Storm Water Management

Jazz Run straddles a ridge that is a major drainage basin divide. About 75% of the plat area drains to west. The other 25% drains to the east. As such, two separate detention systems will be installed to manage storm water runoff. Underground detention systems are proposed to be located in Tract A and underneath the Road A cul-de-sac. A “high-flow” connection might be possible to the new ELS conveyance system through the proposed plat “Hawk Estates” to the west. Arrangements for that connection have not been made at the time of the preliminary plat application but might be successful prior to final construction permit review by the City. Runoff from new impervious surfaces will be collected in SE 48th Street, treated, and detained.

5. Sewer and Water Utilities

Sewer and water mains exist along the east side of Jazz Run (installed for the McBride 22 subdivision), and there is a 12-inch water main in SE 48th Street. New mains for both utilities will be extended into the site. Offsite improvements are not anticipated to be required. A developer extension agreement will be made with the Sammamish Plateau Water and Sewer District for planning, review, and construction of the new utilities.

Two new fire hydrants are proposed within the plat to be situated so that no lot is farther than 250 feet away from a hydrant.

All lots will be serviced by gravity sewer connections.

6. Tree Preservation

City code requires that 30% of existing large trees (as measured in diameter inches) be preserved. There are over 256 existing large trees on the site and adjacent to the site on neighboring properties and in the SE 48th Street right of way. Trees on neighboring properties and in the right of way are not eligible for counting toward preservation. On-site trees that are located within the wetland buffer or have been identified by the project Arborist (Bruce MacCoy <http://www.consultingarborist-usa.com/>) as being non-viable are also not eligible for meeting the preservation requirement.

A tree table is included on Drawing C-800 in the application documents and lists all identified trees along with the species and diameter. The eligibility toward preservation requirements is stated in the comment column of that table. Total diameters of all eligible trees is summed at the bottom of the table, along with the sum of the diameters of the trees proposed for retention. Total proposed retention based on preliminary subdivision design (grading, roadway, drainage, etc.), which is subject to comment and change, is about 31%. This has been accomplished by including 2:1 slopes at the back several lots and by allocating a large amount of open space south of lots 5 and 6-8. This is more open space than required by City code (other than for tree preservation).

As design of the subdivision is finalized, the developer may request modifications to the City tree preservation requirements. This typically might occur as a need to meet other City requirements. The City allows reduction of residential side yard setbacks to accommodate tree retention, if necessary, and there is provision in City code for reduction of the preservation requirement to 15%.